


STATE MS.-DE SOTO CO.   
FILED

Nov 27 10 09 AM '01

BK 404 579  
W. K.

PREPARED BY AND RETURN TO:  
Southern Escrow Title Company  
7515 Corporate Centre Drive  
Germantown, TN 38138  
901-754-9970

**WARRANTY DEED**

THIS INDENTURE, made and entered into on this 20th day of November, 2001,  
by and between

**EDS, LLC, a Tennessee limited liability company**  
party of the first part, and

**BOWDEN BUILDING CORPORATION, a Tennessee corporation,** party  
of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said part of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

**Lot(s)** 46 & 57-----  
**Section A, Lexington Crossing Subdivision, Section 2, Township 2 South, Range 6 West, in DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 73, Pages 12 and 13, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision and zoning regulations in Desoto County, Mississippi, rights of way and easements for public utilities, and restrictive covenants for said subdivision; subdivision restrictions, building lines and easements of record in Plat Book 73; Pages 12 and 13, in the office of the Chancery Clerk of DeSoto County, Mississippi; and taxes for the year 2001, not yet due and payable.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

EDS, LLC

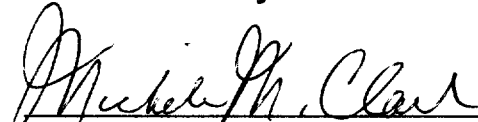
By: 

Robert J. Denley, Member

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared, ROBERT J. DENLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of EDS, LLC, a Tennessee limited liability company, the within named bargainor, and, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Member.

WITNESS my hand and seal at office this **20th day of November, 2001.**

  
\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_  
GRANTOR'S ADDRESS:  
138 Timber Creek Drive  
Cordova, TN 38018  
Bus# (901) 758-6200  
No other number available

GRANTEE'S ADDRESS:  
1379 Lancaster Drive  
Memphis, TN 38120  
Bus # (901) 682-6711  
No other number available

